

and heating units, including the air-conditioning condenser unit which is outside the Unit, drains, plumbing fixtures and connections, sinks, all plumbing and water lines within the Unit, electric panels and wiring, electric outlets and fixtures within the unit, and any repairs on the interior doors, windows, and glass, and pay for such utilities as are separately metered to this unit. Where a Unit is carpeted, the cost of replacing carpeting shall be borne by the co-owner of said Unit.

B. Not to make or cause to be made any structural addition or alteration to his Unit or to the General Common Elements, without prior consent of the Association and all mortgagees holding a mortgage on his unit.

C. To make no alteration, decoration, repair, replacement or change of the General Common Elements, or to any outside or exterior portion of the building; to use only those contractors or sub-contractors within his Unit approved by the Board of Directors of the Association. However, institutional mortgagees may use such contractors or sub-contractors as they desire.

D. To permit the Board of Directors, or the agents or employees of the Association, to enter into any Unit for the purpose of maintenance, inspection, repair, replacement of the improvements within the Units, or the General Common Elements, or to determine, in case of emergency, the circumstances threatening Units of the General Common Elements or to determine compliance with the provisions of this Master Deed and the By-Laws of the Association.

XVII.

FAILURE TO MAINTAIN UNIT

In the event the co-owner of a Unit fails to maintain said Unit and Limited Common Elements, as are required in this Master Deed, or shall make any structural addition or alteration without the required written consent, or otherwise violates or threatens to violate the provisions hereof, the Association shall have the right to proceed in a Court of Equity for an injunction to seek compliance with the provisions hereof. In lieu thereof, and in addition thereto, the Association, through its Board of Directors, shall have the right to levy an assessment against the co-owner of the Unit, and the Unit, for such necessary sums to remove any unauthorized structural addition or alteration, and to restore the property to good condition and repair.

(Continued on next page)